



Penrith Road

**Offers Over
£450,000**

Riverside
Penrith Road
Keswick
CA12 4JY

A superbly appointed stone built three bedroom period terrace cottage conveniently situated in an idyllic setting less than one mile from Keswick town centre with the rare combined benefits of a spectacular rear rural outlook directly over the river Greta, external paved courtyards for alfresco dining and adjoining parking space.

Over the last nineteen years the present owners have successfully established and optimised profit from a thriving robustly established luxury self-catering holiday letting use with a Visit England four star gold accreditation and bookings sourced solely from their own website which avoids incurring letting agency fees. Offered with extensive secured forward bookings this is a truly outstanding investment opportunity. Internal viewing is highly recommended.

Property Ref: KW0118





Living Room



Dining Room

Dining Room 12' 2" max x 10' 7" (3.71m x 3.23m) With windows to two elevations and spectacular views directly over the river Greta, cast iron period fireplace, built in cupboard, radiator, open plan to

Kitchen 12' 8" x 6' 7" (3.86m x 2.01m) With a stylish range of modern fitted base and wall units, stainless steel sink unit with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, fridge, freezer, dish washer and washing machine, two rear windows, rear stable door.

First Floor:

Landing

Bedroom One 12' 6" x 10' 8" max (3.81m x 3.25m) Front bedroom with windows to two elevations and spectacular views directly over the river Greta, cast iron period fireplace, radiator.

Bedroom Two 14' 5" x 10' 8" max (4.39m x 3.25m) Rear bedroom with windows to two elevations and spectacular views directly over the river Greta, cast iron period fireplace, radiator.

Bedroom Three 10' 3" x 9' 0" max (3.12m x 2.74m) Front bedroom with radiator.

Bathroom 12' 9" x 3' 10" (3.89m x 1.17m) With WC, wash hand basin, panelled bath with shower mixer / filler, ceramic wall tiling.

Second Floor:

Attic Room Approached by ladder style stairway and including electric light and power.

Accommodation

Ground Floor:

Entrance Hall With radiator.

Shower Room 7' 0" x 3' 9" (2.13m x 1.14m) With WC, wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail.

Living Room 13' 3" x 10' 8" max (4.04m x 3.25m) With windows to two elevations and spectacular views directly over the river Greta, stone fireplace with remote control stove style gas fire.

For a Viewing Call 01768 741741



Rear Courtyard

Outside: Front paved forecourt and adjoining parking space, spacious rear paved courtyard directly overlooking the river Greta. Sightings of ducks, goldeneye, mergansers, herons, white throated dippers and grey wagtails are common and the rarer sightings include kingfishers and otters. There is a tumble dryer shared with Lydia's Cottage located in a small store room.

Services Mains water, electricity, gas and drainage. Gas central heating to radiators.

Tenure Freehold.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Business Rates Small business rates relief applies.

Flooding The cottage experienced water ingress during the 2015 flood.

Directions From Keswick town centre proceed onto Penrith road and the cottage is located on the left within the row of cottages situated opposite the Twa Dogs public house car park.

Viewings By appointment with Hackney & Leigh's Keswick office. Viewings are restricted to Saturdays from noon to 2pm

Price Offers over £450,000 invited. Contents are available by separate negotiation.

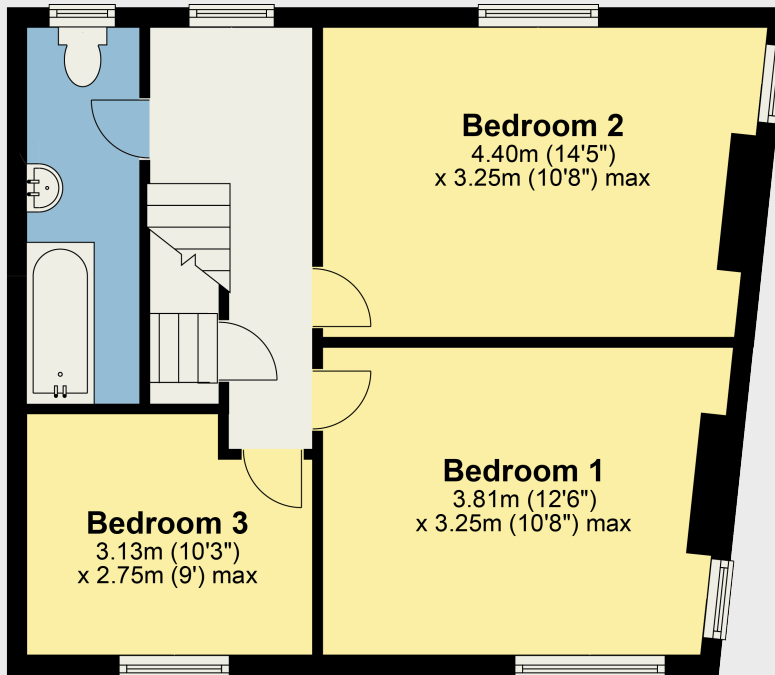


Bedroom One

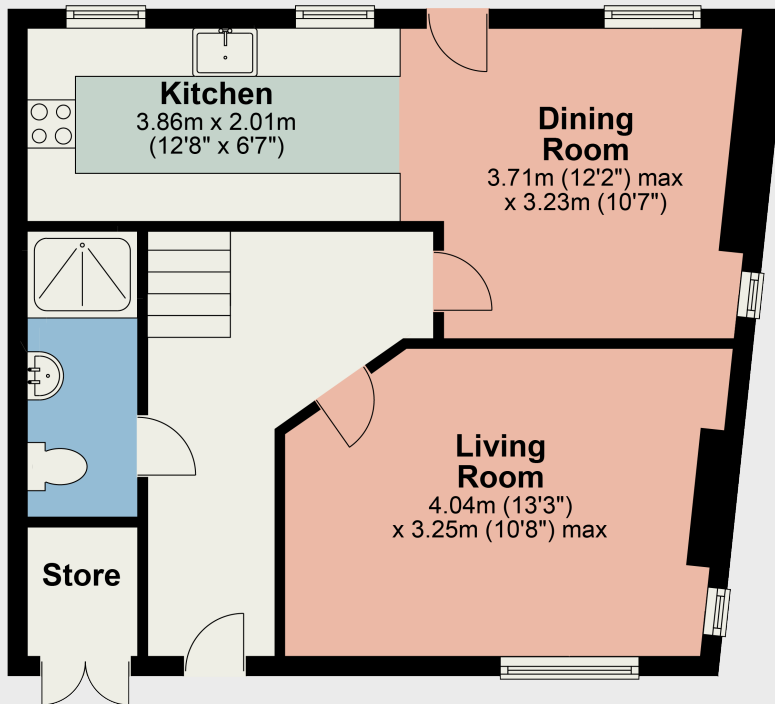


Bedroom Two

First Floor



Ground Floor



Total area: approx. 95.6 sq. metres (1029.4 sq. feet)

For illustrative purposes only. Not to scale.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.